

2001

ANNUAL GROWTH

SUMMARY

LOUDOUN COUNTY, VIRGINIA USA

MAY 2002

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Loudoun County, Virginia

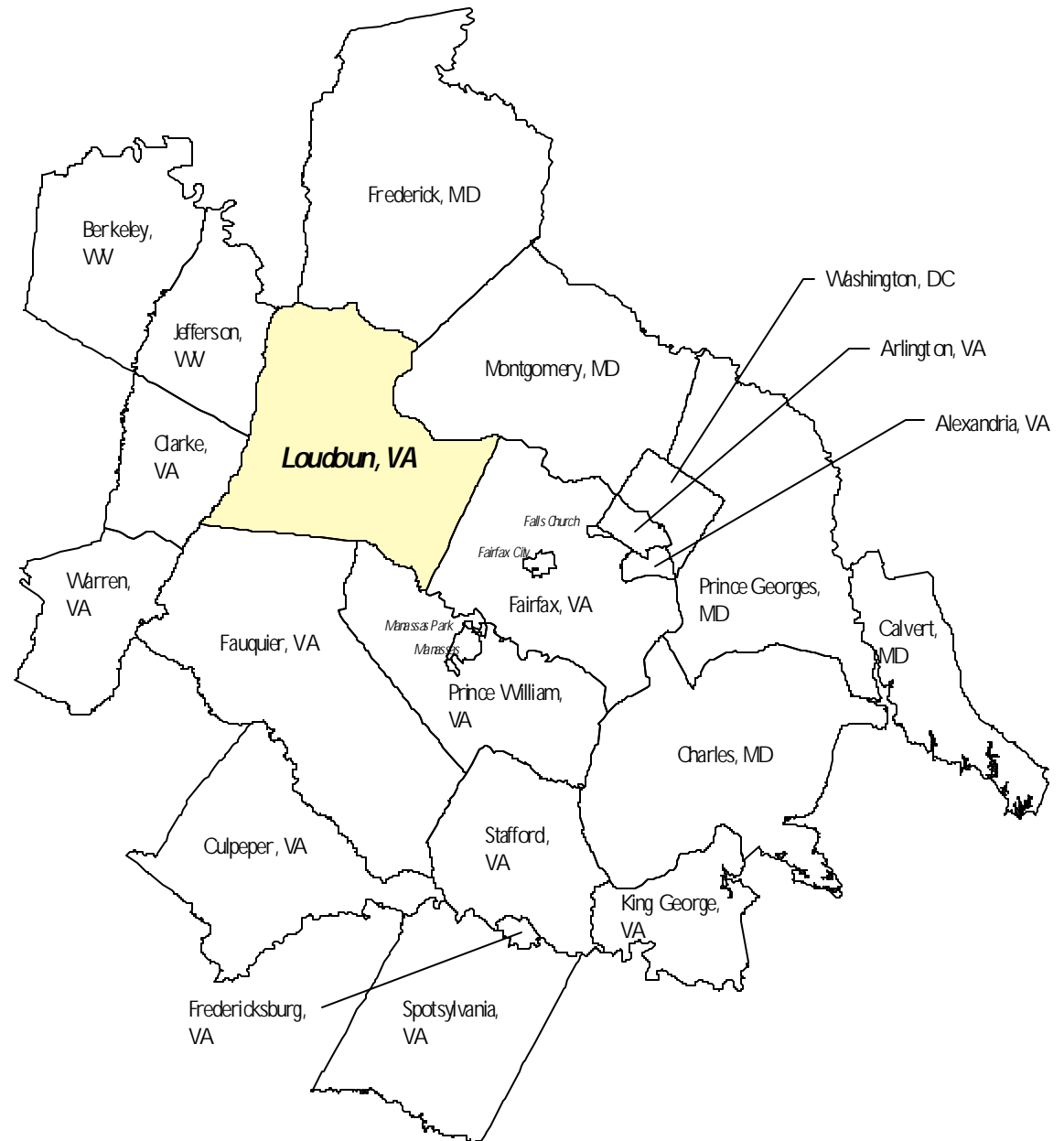
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Metropolitan Washington

The Washington, DC primary metropolitan statistical area (PMSA) consists of the Nation's Capital as well as 22 counties and independent cities in the neighboring states of Maryland and Virginia.

I. Regional Perspective



Demographic Characteristics

I. Regional Perspective

With more than 2.2 million residents in the year 2001, Northern Virginia represents a sizable and diverse market. Further, with a disproportionately large working age population and relatively high incomes, Northern Virginia offers opportunities for a dynamic and prosperous economy.

Table I-1.
Comparative Demographic Overview, 2001
United States, Washington DC Metro Area, Northern Virginia, Loudoun County

	United States	Virginia	Washington, DC Metro Area	Northern Virginia Region*	Loudoun County, Virginia
Population					
Total	284,843,819	7,184,025	5,007,148	2,220,037	184,891
Age 0 to 19 Years	81,072,929	1,957,096	1,396,115	622,271	59,233
Age 20 to 64 Years	168,467,814	4,421,216	3,155,825	1,424,153	115,170
Age 65 Years and older	35,303,076	805,713	455,208	173,613	10,488
Median Age (years)	35.5	36.0	35.2	35.0	33.9
Race/Ethnicity					
White	199,515,132	5,114,308	2,863,155	1,535,355	150,136
Black or African American	35,101,696	1,422,379	1,318,503	255,064	12,751
American Indian and Alaska Native	2,168,502	19,097	12,708	5,276	312
Asian/Pacific Islander	11,391,259	280,654	357,345	192,528	10,543
Hispanic Population	36,667,230	347,587	455,437	231,814	11,149
Households					
Number	107,129,007	2,747,738	1,885,063	827,210	65,243
Average Household Size	2.59	2.53	2.60	2.65	2.81
Income (current dollars)					
Per Capita Income	\$29,985	\$31,541	\$40,157	\$43,130	\$38,298
Median Household Income	\$45,804	\$53,808	\$65,333	\$96,417	\$94,551
Average Household Income	\$78,643	\$81,022	\$105,876	\$115,553	\$108,666

Source: Woods and Poole Economics, Inc.

* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

Note: Woods & Poole income estimates differ from County estimates and are presented here for consistency with regional and national data. See Table II-4 for County income estimates and projections.

Population Trends

Loudoun County has continued to experience rapid population growth throughout the 1990's. Over the last ten years, the population in Northern Virginia increased by 25.0 percent. During the same period, population in Loudoun County increased by 96.9 percent, an increase of 87,290 persons. Loudoun County had the second fastest population growth in the nation in that year.

I. Regional Perspective

Table I-2.
Population, 2000 and 2001
Northern Virginia Jurisdictions*

Jurisdiction	Population		Distribution 2001	Change 2000-2001	
	2000	2001		Number	Percent
Alexandria City	128,283	128,773	5.7%	490	0.4%
Arlington County	189,453	187,469	8.4%	(1,984)	-1.0%
Clarke County	12,652	13,111	0.6%	459	3.6%
Culpeper County	34,262	35,715	1.5%	1,453	4.2%
Fairfax City	21,498	21,674	1.0%	176	0.8%
Fairfax County	969,749	985,161	43.2%	15,412	1.6%
Falls Church City	10,377	10,612	0.5%	235	2.3%
Fauquier County	55,139	57,820	2.5%	2,681	4.9%
Fredericksburg City	19,279	19,952	0.9%	673	3.5%
King George County	16,803	17,319	0.7%	516	3.1%
Loudoun County	169,599	190,903 **	7.6%	21,304	12.6%
Manassas City	35,135	35,814	1.6%	679	1.9%
Manassas Park City	10,290	10,589	0.5%	299	2.9%
Prince William County	280,813	298,707	12.5%	17,894	6.4%
Spotsylvania County	90,395	97,760	4.0%	7,365	8.1%
Stafford County	92,446	99,692	4.1%	7,246	7.8%
Warren County	31,584	32,349	1.4%	765	2.4%
Total	2,167,757	2,243,420	100.0%	75,663	3.5%

Source: U.S. Census Bureau.

* Virginia portion of the Washington, DC-MD-VA-WV PMSA

** U.S. Census 2001 population differs from County estimates and are presented here for consistency with regional and national data. See Table II-1 for County population estimates.

Population Projections

I. Regional Perspective

The population of Northern Virginia is expected to grow by 20.0 percent from 2000 to 2010, and to continue strong growth in the decade beyond 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 77 percent from 2000 to 2010. Strong population growth is projected to make Loudoun County the second most populous jurisdiction in Northern Virginia by 2020.

Table I-3.
Population Projections
Northern Virginia Jurisdictions*

Jurisdiction	Population (in thousands)				Percent Change			Percent of Region			
	1990	2000**	2010	2020	1990-2000	2000-10	2010-20	1990	2000	2010	2020
Alexandria City	111.2	127.1	135.3	140.9	14.3%	6.5%	4.1%	7.3%	6.7%	5.9%	5.5%
Arlington County	170.9	192.0	201.4	212.9	12.3%	4.9%	5.7%	11.2%	10.1%	8.8%	8.3%
Fairfax City	19.6	21.7	22.7	22.8	10.7%	4.6%	0.4%	1.3%	1.1%	1.0%	0.9%
Fairfax County	818.6	968.2	1,112.9	1,184.1	18.3%	14.9%	6.4%	53.6%	51.0%	48.8%	46.3%
Falls Church City	9.6	10.4	10.7	10.9	8.3%	2.9%	1.9%	0.6%	0.5%	0.5%	0.4%
Loudoun County	86.1	172.2	304.2	439.0	100.0%	76.7%	44.3%	5.6%	9.1%	13.3%	17.2%
Manassas/Manassas Park Cities	34.7	43.2	45.4	46.0	24.5%	5.1%	1.3%	2.3%	2.3%	2.0%	1.8%
Prince William County	215.7	286.1	350.5	387.1	32.6%	22.5%	10.4%	14.1%	15.1%	15.4%	15.1%
Stafford County	61.2	78.6	96.0	113.3	28.4%	22.1%	18.0%	4.0%	4.1%	4.2%	4.4%
Total	1,527.6	1,899.5	2,279.1	2,557.0	24.3%	20.0%	12.2%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments (MWCOC), Round 6.2 Cooperative Intermediate Forecast.

* MWCOC member jurisdictions.

** Forecasts completed prior to release of Census 2000 data.

Income

I. Regional Perspective

The tremendous wealth of the Northern Virginia region is shown in the following income data. According to 2001 estimates, Fairfax County leads the region in household and per capita income. Average household income and per capita income in Northern Virginia was among the highest in the nation in 2001.

Table I-4.
Income Characteristics, 2001
Northern Virginia Jurisdictions

Jurisdiction	Per Capita Income	Average Household Income	Percent of Households with Incomes					
			Less than \$10,000	\$10,000- \$29,999	\$30,000- \$49,999	\$50,000- \$99,999	\$100,000- 149,999	\$150,000 and Over
Alexandria City	\$49,977	\$102,157	4.7%	18.3%	25.5%	39.6%	8.3%	3.6%
Arlington County	\$49,327	\$105,992	4.8%	17.8%	20.5%	42.5%	10.3%	4.0%
Clarke County	\$33,987	\$84,664	7.7%	22.8%	30.7%	30.4%	5.8%	2.7%
Culpeper County	\$27,621	\$74,445	9.3%	23.1%	33.4%	28.2%	4.5%	1.5%
Fairfax County*	\$51,384	\$140,135	2.2%	9.7%	16.6%	49.0%	16.3%	6.2%
Fauquier County	\$40,340	\$110,587	4.1%	16.7%	21.9%	45.1%	8.3%	3.8%
King George County	\$28,258	\$76,029	6.2%	27.4%	33.5%	28.4%	2.7%	1.9%
Loudoun County	\$38,632	\$108,666	2.9%	12.0%	19.9%	52.5%	9.4%	3.3%
Prince William County*	\$30,613	\$90,039	2.3%	13.4%	24.2%	51.7%	6.8%	1.4%
Spotsylvania County*	\$29,370	\$79,643	6.4%	21.3%	30.0%	37.4%	3.3%	1.6%
Stafford County	\$27,415	\$82,459	4.6%	16.1%	25.9%	46.8%	5.4%	1.2%
Warren County	\$26,957	\$69,201	8.6%	24.4%	34.0%	30.2%	2.3%	0.4%
Total	\$43,506	\$115,553	3.4%	13.5%	20.9%	46.6%	11.4%	4.2%

Source: Woods & Poole, Inc. 2002.

* Includes independent cities.

Note: Woods & Poole income estimates differ from County estimates and are presented here for consistency with regional and national data. See Table II-6 for County income estimates and projections.

Labor Force and Unemployment

In 2001, the Northern Virginia region had a labor force of 1.25 million persons and an unemployment rate of 2.3 percent. In that same year, unemployment in Loudoun County was 2.9 percent. This compares to a national unemployment rate of 4.8 percent.

I. Regional Perspective

Table I-5.
Labor Force Characteristics, 2001
Northern Virginia Jurisdictions

Jurisdiction	Civilian Labor Force		Employment	Unemployment	
	Number	Distribution		Number	Rate
Alexandria City	79,614	6.4%	77,388	2,226	2.8
Arlington County	114,350	9.1%	111,772	2,578	2.3
Clarke County	6,928	0.6%	6,802	126	1.8
Culpeper County	17,301	1.4%	16,940	361	2.1
Fairfax City	13,062	1.0%	12,975	87	0.7
Fairfax County	575,691	46.0%	562,470	13,221	2.3
Falls Church City	6,277	0.5%	6,113	164	2.6
Fauquier County	30,428	2.4%	29,920	508	1.7
Fredericksburg City	10,262	0.8%	9,847	415	4.0
King George County	9,192	0.7%	9,022	170	1.8
Loudoun County	97,935	7.8%	95,140	2,795	2.9
Manassas City	20,355	1.6%	19,678	677	3.3
Manassas Park City	4,544	0.4%	4,475	69	1.5
Prince William County	152,086	12.2%	148,398	3,688	2.4
Spotsylvania County	47,389	3.8%	46,594	795	1.7
Stafford County	49,765	4.0%	48,902	863	1.7
Warren County	16,043	1.3%	15,592	451	2.8
Total	1,251,222	100.0%	1,222,028	29,194	2.3

Source: Virginia Employment Commission.

Occupational Profile

An estimated 45 percent of the region's employees are in "white collar" managerial, administrative, executive, and professional occupations reflecting the strong government, technology, and business service sector base of the region.

I. Regional Perspective

Table I-6.
Occupational Characteristics, 2001
Northern Virginia Region

Occupational Category	Employed Persons	Distribution
Manager, Administrative, Executive	292,065	23.9%
Professional Specialty	257,848	21.1%
Technical	59,879	4.9%
Administrative Support	200,413	16.4%
Service	116,093	9.5%
Sales	133,201	10.9%
Precision Production, Craftsmen	92,874	7.6%
Operatives, Fabricators, Laborers	59,879	4.9%
Farming, Forestry, Fishery	9,776	0.8%
Total	1,222,028	100.0%

Source: Loudoun County Department of Economic Development.

Regional Employment

More than 40 percent of the jobs in Northern Virginia are in service sector industries, including business, personal, medical, and legal services. In that year, the comparable figure for Loudoun County was only 31 percent, due to disproportionately high employment in TCPU, including airport related employment. In 2001, Loudoun County accounted for more than 8.0 percent of the region's total employment.

I. Regional Perspective

Table I-7.
At Place Employment by Major Industry Classification, 2001
Northern Virginia Jurisdictions

Jurisdiction	Agriculture, Mining	Construction	Manufacturing	T.C.P.U.*	Wholesale Trade	Retail Trade	F.I.R.E.**	Services	Government	All Industries
Alexandria City	495	3,279	1,942	3,848	2,745	14,679	6,095	42,884	16,438	92,405
Arlington County	284	4,004	3,254	15,723	2,092	17,374	6,901	70,675	41,856	162,163
Clarke County	256	328	1,171	52	55	433	212	1,465	713	4,685
Culpeper County	619	771	1,477	473	828	2,424	503	3,326	3,063	13,484
Fairfax City	189	1,215	143	557	327	4,907	1,288	7,528	1,322	17,476
Fairfax County	6,073	31,403	16,358	38,318	22,852	80,123	34,475	252,220	65,915	547,737
Falls Church City	106	873	449	319	253	2,385	309	5,093	4,415	14,202
Fauquier County	1,088	2,290	1,165	522	654	3,443	664	4,890	3,049	17,765
Fredericksburg City	111	544	959	347	792	6,401	1,098	8,559	3,398	22,209
King George County	244	345	240	466	99	560	137	3,002	4,522	9,615
Loudoun County	2,616	9,983	4,359	14,711	3,072	16,158	2,561	29,983	13,757	97,200
Manassas City	126	1,879	1,862	827	620	4,795	773	6,499	2,010	19,391
Manassas Park City	183	1,858	264	51	222	377	6	440	478	3,879
Prince William County	1,564	10,746	2,765	3,458	2,595	22,979	2,488	18,828	18,278	83,701
Spotsylvania County	248	2,712	2,301	1,239	1,497	7,333	682	4,503	4,102	24,617
Stafford County	298	2,552	740	981	2,059	4,168	5,281	4,638	4,467	25,184
Warren County	203	745	1,018	598	545	2,381	257	2,791	1,601	10,139
Total	14,703	75,527	40,467	82,490	41,307	190,920	63,730	467,324	189,384	1,165,852
Distribution	1.3%	6.5%	3.5%	7.1%	3.5%	16.4%	5.5%	40.1%	16.2%	100.0%

Source: Virginia Employment Commission.

Note: Second quarter data; covered employment -- may not include self-employed.

* Transportation, Communications, Public Utilities

** Finance, Insurance, Real Estate

Employment Growth

The regional forecast, generated by Washington Metropolitan Council of Governments, is presented. This forecast is being revised and does not reflect Loudoun County's current forecast. See Table II-26 for the Loudoun County forecast.

I. Regional Perspective

Table I-8.
Employment Projections
Northern Virginia Jurisdictions*

Jurisdiction	Employment (in thousands)				Percent Change			Percent of Region			
	1990	2000 **	2010	2020	1990-2000	2000-10	2010-20	1990	2000	2010	2020
Alexandria City	93.2	98.6	110.4	115.9	5.8%	12.0%	5.0%	10.9%	9.1%	8.2%	7.5%
Arlington County	183.1	201.2	236.9	275.4	9.9%	17.7%	16.3%	21.4%	18.6%	17.6%	17.9%
Fairfax City	26.9	30.8	32.6	32.7	14.5%	5.8%	0.3%	3.2%	2.8%	2.4%	2.1%
Fairfax County	403.7	526.4	644.4	701.3	30.4%	22.4%	8.8%	47.3%	48.6%	47.8%	45.6%
Falls Church City	9.2	9.4	9.6	9.7	2.2%	2.1%	1.0%	1.1%	0.9%	0.7%	0.6%
Loudoun County	39.3	85.3	145.5	202.7	117.0%	70.6%	39.3%	4.6%	7.9%	10.8%	13.2%
Manassas/Manassas Park Cities	18.7	21.6	24.7	25.4	15.5%	14.4%	2.8%	2.2%	2.0%	1.8%	1.7%
Prince William County	68.8	90.6	118.5	141.2	31.7%	30.8%	19.2%	8.1%	8.4%	8.8%	9.2%
Stafford County	11.0	18.2	25.4	32.5	65.5%	39.6%	28.0%	1.3%	1.7%	1.9%	2.1%
Total	853.9	1,082.1	1,348.0	1,536.8	26.7%	24.6%	14.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments, Round 6.2 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions

** Forecasts have not been updated to reflect actual 2000 employment.

Residential Construction

The number of new residential units permitted in Northern Virginia exceeded 24,400 in 2001. Loudoun County's share of total residential permits in that year was 19.3 percent. The number of permits issued in Loudoun County declined between 2000 and 2001, the first decrease since 1995.

I. Regional Perspective

Table I-9.
Residential Building Permits Issued
Northern Virginia Jurisdictions

Jurisdiction	Number of New Units Permitted										Distribution
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2001
Alexandria City	84	279	286	185	173	1,286	1,538	1,456	1,100	1,364	5.6%
Arlington County	487	239	351	913	660	1,468	380	283	811	920	3.8%
Clarke County	NA	NA	NA	NA	NA	0	74	123	101	139	0.6%
Culpeper County	NA	NA	NA	NA	NA	284	424	404	334	412	1.7%
Fairfax City	9	30	89	135	100	80	125	79	166	192	0.8%
Fairfax County	5,434	6,067	5,709	7,114	8,312	6,578	6,159	9,411	5,706	6,337	25.9%
Falls Church City	6	NA	NA	NA	NA	NA	NA	NA	1	2	0.0%
Fauquier County	NA	NA	NA	NA	NA	360	426	466	533	797	3.3%
Fredericksburg City	NA	NA	NA	NA	NA	31	210	272	41	75	0.3%
King George County	NA	NA	NA	NA	NA	133	167	174	129	224	0.9%
Loudoun County	2,426	3,104	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	19.3%
Manassas City	205	219	221	NA	86	83	74	176	54	163	0.7%
Manassas Park City	64	NA	NA	NA	342	174	211	306	207	49	0.2%
Prince William County	1,906	2,018	2,309	2,534	2,353	2,869	2,797	3,751	4,758	4,593	18.8%
Spotsylvania County	NA	NA	NA	NA	NA	1,685	1,630	1,631	1,502	2,407	9.9%
Stafford County	1,117	1,462	1,298	1,132	1,422	1,172	1,415	1,238	2,056	1,741	7.1%
Warren County	NA	NA	NA	NA	NA	171	224	190	201	304	1.2%
Total	11,738	13,418	14,111	14,699	16,504	19,879	21,128	25,812	23,834	24,431	100.0%

Source: Individual jurisdictions and US Census.

NA: Not available or incomplete information

Commercial and Industrial Space

Total commercial and industrial space in Northern Virginia exceeded 220 million square feet in 2001, an increase of 5 million square feet over 2000. Nearly 10 percent of the region's rentable building area was located in Loudoun County in 2001. Loudoun County contains a relatively higher proportion of flex and industrial space than other Northern Virginian jurisdictions.

I. Regional Perspective

Table I-10.
Commercial and Industrial Space, 2001
Selected Northern Virginia Jurisdictions

Jurisdiction	Rentable Building Area (SF)					Percent of Region	Number of Buildings
	Office	Flex	Industrial	Condo	Total		
Alexandria City	13,976,907	888,068	5,274,427	736,291	20,875,693	9.4%	559
Arlington County	30,199,330	186,374	1,616,148	194,028	32,195,880	14.6%	306
Fairfax County*	88,540,554	14,754,553	20,672,393	4,684,880	128,652,380	58.2%	2,059
Fauquier County	90,443	171,670	128,000	0	390,113	0.2%	7
Loudoun County	7,861,279	6,612,859	6,773,064	341,991	21,589,193	9.8%	444
Prince William County*	2,716,610	3,642,415	9,622,476	1,303,753	17,285,254	7.8%	479
Total	143,385,123	26,255,939	44,086,508	7,260,943	220,988,513	100.0%	3,854
Distribution	64.9%	11.9%	19.9%	3.3%	100.0%		
Number of Buildings	2,040	522	1,036	256	3,854		

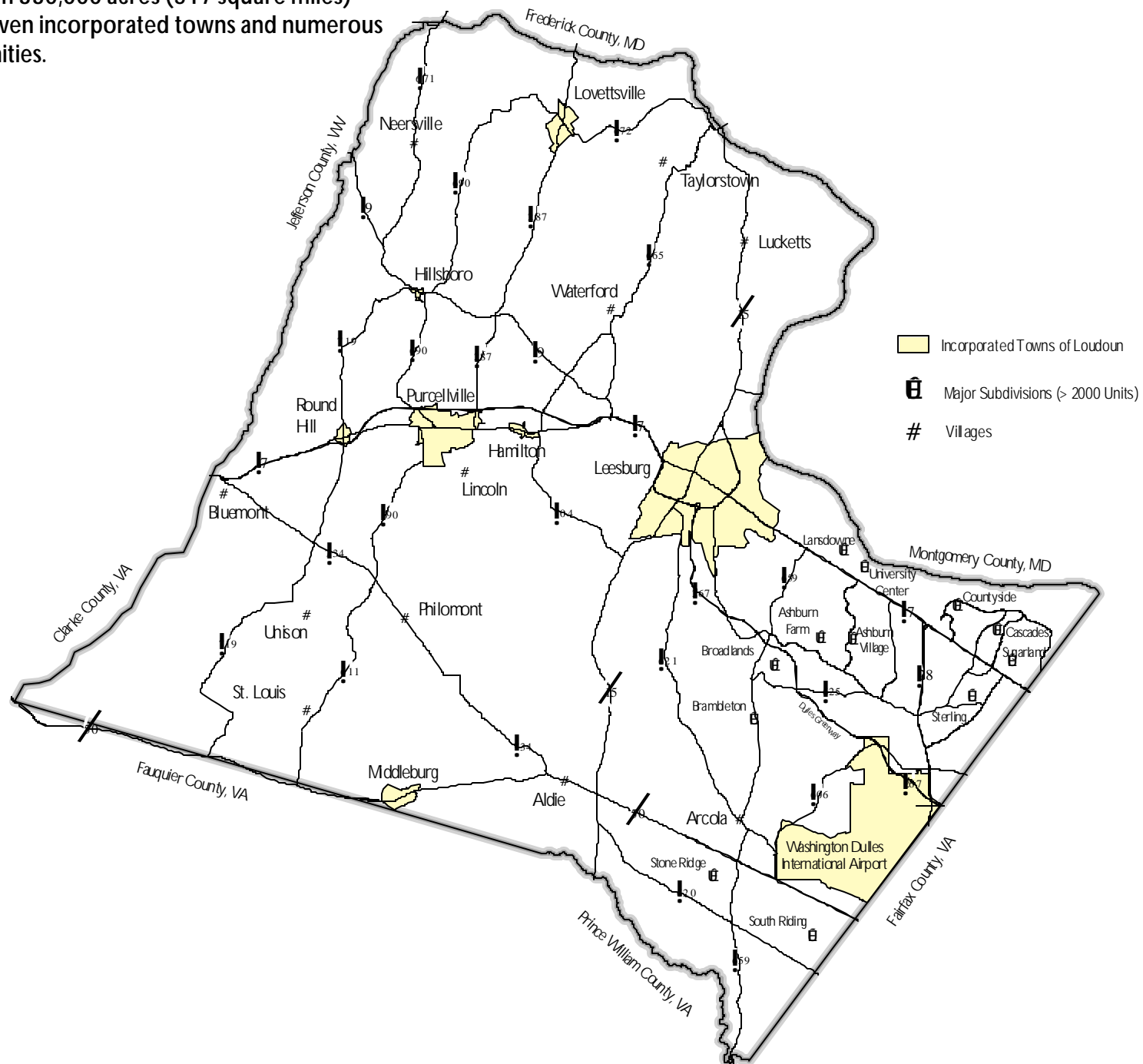
Source: Realty Information Group.

* Includes independent cities.

Towns, Communities and Major Roads

With a land area of more than 330,000 acres (517 square miles)
Loudoun County contains seven incorporated towns and numerous
villages and planned communities.

II. Loudoun County, Virginia



Population Trends

II. Loudoun County, Virginia

The construction of the infrastructure to support Dulles Airport in the early 1960s stimulated Loudoun's rapid growth. Population growth in Loudoun County has continued to remain strong in the current decade, increasing by 9.0 percent between 2000 and 2001.

Table II-1.
Population Trends
Loudoun County, Virginia

Year	1930	1940	1950	1960	1970	1980	1990	2000
Population	19,852	20,291	21,147	24,549	37,150	57,427	86,129	169,599
Percent Change		2.2%	4.2%	16.1%	51.3%	54.6%	50.0%	96.9%

Year	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Population	89,931	92,337	97,779	104,966	112,843	121,596	132,349	141,756	156,374	169,599	184,891
Percent Change	4.4%	2.7%	5.9%	7.4%	7.5%	7.8%	8.8%	7.1%	10.3%	8.5%	9.0%

Source: U.S. Bureau of the Census and Loudoun County Department of Economic Development.

Age Characteristics of Residents

Relative to the U.S., Loudoun County has a young population. The share of persons less than 5 years of age and between 20 and 64 was larger in Loudoun County than in the nation. Conversely, Loudoun's share of seniors is significantly lower than the U.S. comparable figure.

II. Loudoun County, Virginia

Table II-2.
Age Characteristics of the Population
Loudoun County, Virginia

	Population		Distribution 2001
	2000	2001	
Age Cohort			
Less than 5 Years	16,461	17,944	9.7%
5 to 11 Years	20,715	22,583	12.2%
12 to 14 Years	7,092	7,732	4.2%
15 to 18 Years	7,775	8,476	4.6%
19 to 24 Years	8,164	8,900	4.8%
25 to 34 Years	29,920	32,617	17.6%
35 to 44 Years	36,086	39,340	21.3%
45 to 54 Years	22,232	24,236	13.1%
55 to 59 Years	7,227	7,879	4.3%
60 to 64 Years	4,389	4,785	2.6%
65 to 74 Years	5,402	5,889	3.2%
75 to 84 Years	3,143	3,427	1.9%
85 Years and Over	993	1,083	0.6%
Total	169,599	184,891	100.0%

Source: U.S. Bureau of the Census and Loudoun County Economic Development

Race and Ethnic Characteristics of Residents

II. Loudoun County, Virginia

Though Loudoun County's population is primarily white, minorities are relocating to Loudoun from other jurisdictions in the region. Hispanics continue to be the fastest growing ethnic population in Loudoun County.

Table II-3.
Race and Ethnic Characteristics of the Population
Loudoun County, Virginia

Race and Ethnicity	Population		Distribution
	2000	2001	2001
White	140,419	153,297	82.9%
Black/African American	11,683	12,711	6.9%
Asian	9,067	9,787	5.3%
Other	8,430	9,096	4.9%
Total	169,599	184,891	100.0%
Hispanic (any race)	10,089	11,183	6.0%

Source: U.S. Bureau of the Census and Loudoun County Economic Development.

Population of Towns and Planning Subareas

II. Loudoun County, Virginia

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2001. Planning Subareas in Eastern Loudoun County, including Dulles and Ashburn, were the fastest growing.

Table II-4.
Population of Planning Subareas and Incorporated Towns
Loudoun County, Virginia

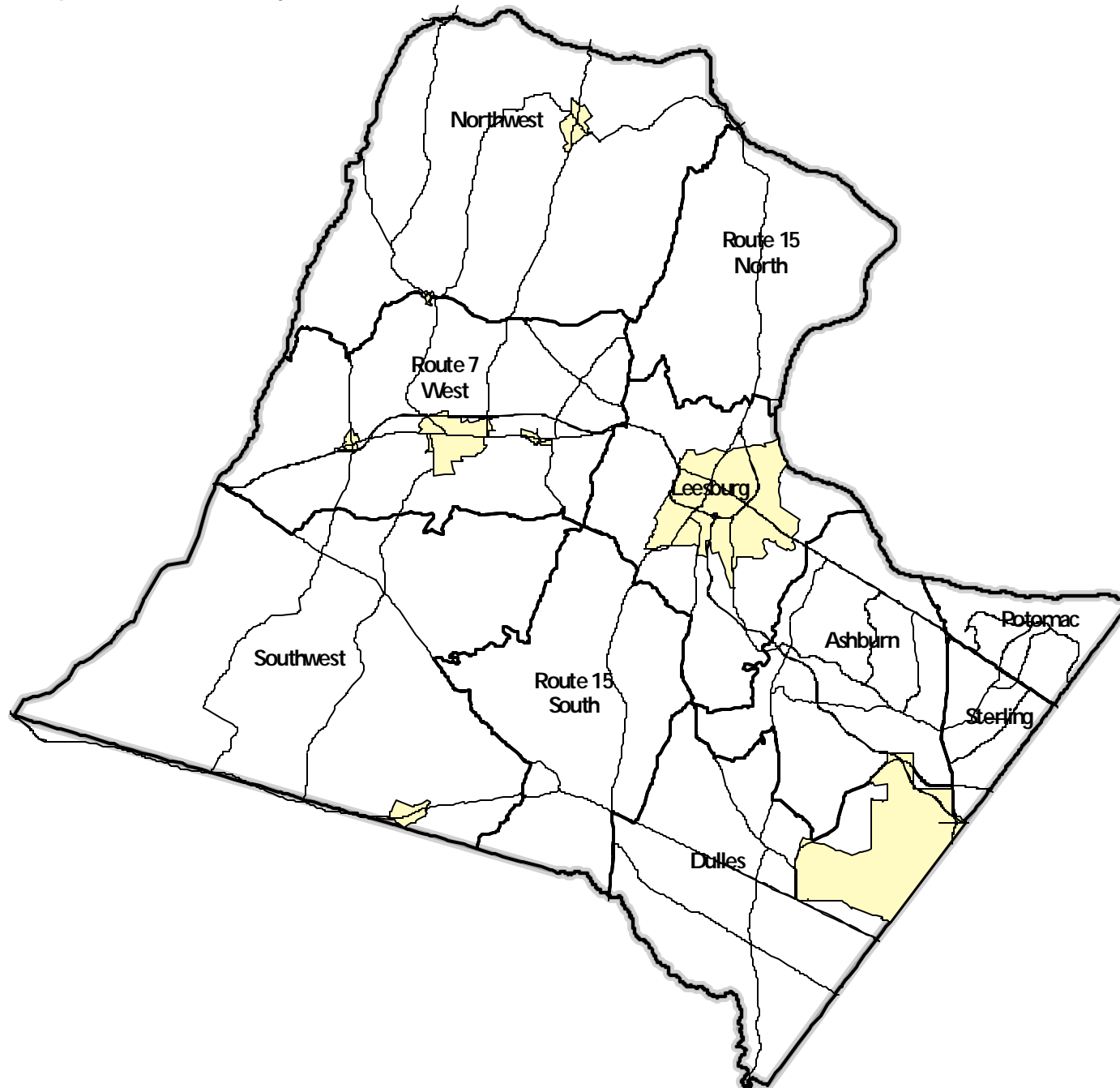
	Population		Distribution	Change 2000-2001	
	2000	2001	2001	Number	Percent
Incorporated Towns					
Hamilton	562	562	1.5%	0	0.0%
Hillsboro	96	96	0.3%	0	0.0%
Leesburg	28,311	30,323	82.1%	2,012	7.1%
Lovettsville	853	853	2.3%	0	0.0%
Middleburg	632	637	1.7%	5	0.9%
Purcellville	3,584	3,965	10.7%	381	10.6%
Round Hill	500	505	1.4%	5	1.1%
Total	34,538	36,942	100.0%	2,404	7.0%
Planning Subareas					
Ashburn	33,581	38,980	21.1%	5,399	16.1%
Dulles	7,795	9,631	5.2%	1,836	23.6%
Leesburg	31,840	35,828	19.4%	3,988	12.5%
Northwest	6,499	6,852	3.7%	353	5.4%
Potomac	39,115	40,683	1.4%	1,568	4.0%
Route 15 North	2,506	2,597	1.3%	91	3.6%
Route 15 South	2,403	2,509	6.7%	106	4.4%
Route 7 West	12,354	13,295	3.3%	941	7.6%
Southwest	6,056	6,277	14.8%	221	3.6%
Sterling	27,450	28,239	15.3%	789	2.9%
Total	169,599	184,891	100.0%	15,292	9.0%

Source: U.S. Census and Loudoun County Department of Economic Development.

Planning Subareas

Planning subareas has been adjusted to reflect the community planning areas adopted in the Revised Comprehensive Plan in July 2001.

II. Loudoun County, Virginia



Income

Per capita income and average household income in Loudoun County are projected to increase by 3.3 percent annually between 2001 and 2003. Nominal per capita income in Loudoun County is projected to reach \$42,461 by 2003.

Table II-5.
Per Capita and Household Income
Loudoun County, Virginia

Income	2001	2002	2003
Per Capita	\$39,791	\$41,104	\$42,461
Average Household	\$111,383	\$115,059	\$118,856

Source: Loudoun County Department of Economic Development.

Note: Income in current dollars.

II. Loudoun County, Virginia

Labor Force and Employment Trends of Residents

II. Loudoun County, Virginia

The labor market in Loudoun County increased dramatically during the last ten years. During that period, the resident labor force increased by 78.9 percent while employment by Loudoun residents increased by 80.0 percent. In the latest year, however, labor force growth outpaced employment growth resulting in a higher unemployment rate.

Table II-6.
Civilian Labor Force Characteristics
Loudoun County, Virginia

Year	Civilian Labor Force	Employed Persons	Unemployment	
			Number	Rate
1991	54,738	52,841	1,897	3.5
1992	56,912	54,525	2,387	4.2
1993	60,094	58,112	1,982	3.3
1994	64,473	62,417	2,056	3.2
1995	69,223	67,287	1,936	2.8
1996	70,739	69,061	1,678	2.4
1997	75,010	73,496	1,514	2.0
1998	83,141	82,100	1,041	1.3
1999	90,173	89,163	1,010	1.1
2000	94,734	93,862	872	0.9
2001	97,935	95,140	2,795	2.9

Source: Virginia Employment Commission.

At Place Employment and Job Growth

Loudoun County has demonstrated dramatic job growth for several decades. The latest decade was no exception. Covered employment, which does not include self-employed workers, increased by 143.8 percent in Loudoun County between 1991 and 2001. Much of that growth has occurred in the Service and Retail Trade sectors, driven by strong population growth.

II. Loudoun County, Virginia

Table II-7.
At Place Employment by Industry
Loudoun County, Virginia

Industry Classification	Number of Employees											Distribution 2001	Change 1991-2001
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001		
Agriculture	825	1,091	1,374	1,474	1,663	1,406	1,647	1,680	1,756	2,119	2,418	2.5%	193.1%
Mining	173	126	143	170	183	191	186	238	185	186	198	0.2%	14.5%
Construction	4,203	3,840	3,898	4,627	4,822	4,976	5,671	6,588	7,028	8,190	9,983	10.3%	137.5%
Manufacturing	2,730	2,501	2,854	2,729	3,847	3,594	3,738	4,224	4,107	4,908	4,359	4.5%	59.7%
Transportation, Communications, Public Utilities	6,382	6,550	6,625	7,011	8,162	8,669	9,426	10,773	12,225	13,643	14,711	15.1%	130.5%
Wholesale Trade	2,136	1,867	2,097	2,187	2,601	2,609	2,715	2,760	2,950	3,718	3,072	3.2%	43.8%
Retail Trade	6,290	6,272	6,724	7,283	8,019	8,514	9,827	10,311	12,569	14,721	16,158	16.6%	156.9%
Finance, Insurance, Real Estate	1,266	1,725	1,762	1,871	1,842	1,962	1,977	2,059	1,990	2,174	2,561	2.6%	102.3%
Services	8,823	8,940	10,207	11,659	12,237	13,609	15,178	16,436	21,651	24,465	29,983	30.8%	239.8%
Government: State	512	565	631	648	623	585	630	602	662	709	802	0.8%	56.6%
Government: Local	4,653	4,837	4,798	4,988	5,312	5,492	5,856	6,403	7,133	7,947	8,767	9.0%	88.4%
Government: Federal	1,868	1,903	2,264	2,364	2,508	3,565	3,881	3,873	4,160	4,268	4,188	4.3%	124.2%
Total	39,861	40,217	43,377	47,011	51,819	55,172	60,732	65,947	76,416	87,048	97,200	100.0%	143.8%
New Jobs	(261)	356	3,160	3,634	4,808	3,353	5,560	5,215	10,469	10,632	10,152		
Percent Change	-0.7%	0.9%	7.9%	8.4%	10.2%	6.5%	10.1%	8.6%	15.9%	13.9%	11.7%		

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second Quarter data for all years.

Business Establishments

II. Loudoun County, Virginia

In 2001, Loudoun County experienced strong business growth—the number of net new business establishments increased by more than 500. A majority of that growth took place in the Service and Retail industries. The total number of establishments in Loudoun County eclipsed 5,000 in 2001.

Table II-8.
Business Establishments by Industry
Loudoun County, Virginia

Industry Classification	Number of Business Establishments*											Distribution 2001	Change 1991-2001
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001		
Agriculture	126	128	135	142	145	147	162	169	167	177	192	3.8%	52.4%
Mining	5	5	4	6	6	7	7	8	8	7	8	0.2%	60.0%
Construction	464	428	446	477	481	475	494	530	545	576	650	12.8%	40.1%
Manufacturing	106	100	105	108	125	126	125	136	141	146	149	2.9%	40.6%
Transportation, Communications, Public Utilities	112	110	122	138	163	180	189	218	230	260	273	5.4%	143.8%
Wholesale Trade	169	176	194	207	218	238	242	262	293	322	351	6.9%	107.7%
Retail Trade	428	423	438	512	546	561	602	626	683	741	833	16.4%	94.6%
Finance, Insurance, Real Estate	183	185	190	253	245	255	266	280	295	338	365	7.2%	99.5%
Services	848	935	1,034	1,155	1,256	1,359	1,499	1,643	1,751	1,924	2,176	42.9%	156.6%
Government: State	20	21	21	21	20	20	19	19	19	19	20	0.4%	0.0%
Government: Local	17	17	18	27	28	28	27	26	31	31	31	0.6%	82.4%
Government: Federal	11	11	14	22	25	26	29	24	23	24	27	0.5%	145.5%
Total	2,489	2,539	2,721	3,068	3,258	3,422	3,661	3,943	4,186	4,565	5,075	100.0%	103.9%
New Establishments	31	50	182	347	190	164	239	282	243	379	510		1545.2%

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second Quarter data for all years.

* The VEC changed the method used to count business establishments, therefore increases from 1993 to 1994 are not comparable.

Payroll Wages of Loudoun Businesses

II. Loudoun County, Virginia

The largest increase in weekly wages between 1991 and 2001 took place in the services sector due to strong growth in business services in the late 1990's. The overall weighted average weekly wage has increased by 92.4 percent during that period, unadjusted for inflation. Strong growth in weekly wages throughout the last decade moderated between 2000-2001.

Table II-9.
Average Weekly Wages by Industry
Loudoun County, Virginia

Industry Classification	Average Weekly Wages (Current Dollars)											Change 1991-2001
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	
Agriculture	\$339	\$367	\$362	\$380	\$352	\$403	\$413	\$410	\$455	\$447	\$489	44.2%
Mining	\$545	\$675	\$729	\$732	\$726	\$693	\$743	\$714	\$853	\$918	\$912	67.3%
Construction	\$522	\$522	\$534	\$562	\$557	\$584	\$588	\$627	\$663	\$712	\$751	43.9%
Manufacturing	\$565	\$579	\$591	\$595	\$800	\$744	\$799	\$815	\$858	\$802	\$817	44.6%
Transportation, Communications, Public Utilities	\$504	\$536	\$544	\$544	\$499	\$530	\$537	\$642	\$629	\$666	\$767	52.2%
Wholesale Trade	\$734	\$791	\$814	\$808	\$861	\$917	\$951	\$972	\$963	\$1,065	\$1,105	50.5%
Retail Trade	\$309	\$328	\$324	\$317	\$325	\$338	\$360	\$375	\$390	\$417	\$428	38.5%
Finance, Insurance, Real Estate	\$524	\$604	\$583	\$554	\$586	\$608	\$634	\$679	\$713	\$768	\$924	76.3%
Services	\$421	\$453	\$483	\$520	\$500	\$527	\$570	\$651	\$1,089	\$1,589	\$1,445 *	243.2%
Government: State	\$465	\$447	\$447	\$439	\$492	\$512	\$505	\$540	\$550	\$573	\$536	15.3%
Government: Local	\$520	\$516	\$526	\$525	\$504	\$536	\$548	\$572	\$591	\$633	\$689	32.5%
Government: Federal	\$870	\$931	\$957	\$904	\$855	\$880	\$941	\$1,075	\$1,096	\$1,207	\$1,270	46.0%
Weighted Average	\$489	\$512	\$525	\$530	\$535	\$560	\$583	\$639	\$768	\$933	\$941	92.4%
Change from Previous Year	2.1%	4.7%	2.5%	1.0%	0.9%	4.7%	4.1%	9.6%	20.2%	21.5%	0.9%	

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second Quarter data for all years. * Estimate

Major Employers

Loudoun's largest employers, those with 100 or more employees, are presented. Airport and technology related employment comprises a significant share of Loudoun's major businesses.

II. Loudoun County, Virginia

Table II-10.
Major Employers, 2001
Loudoun County, Virginia

Company Name	Employment Range	Company Name	Employment Range
United Air Lines	5,000+	Southland Concrete, Inc.	250-499
WorldCom/UUNet	5,000+	Telos Corporation	250-499
America Online Incorporated	1,000-4,999	Vastera	250-499
Atlantic Coast Airlines/United Express	1,000-4,999	Aerolink	100-249
Loudoun Healthcare, Incorporated	1,000-4,999	Cable & Wireless Communications, Inc.	100-249
Metropolitan Washington Airports Authority	1,000-4,999	Commonwealth Digital Office Solutions	100-249
Orbital Sciences Corporation	1,000-4,999	Decision Support Systems, Inc. (DSS)	100-249
Airline Tariff Publishing Company	500-900	EIT Corporation	100-249
Federal Aviation Administration	500-900	FGM	100-249
Lansdowne Resort	500-900	G&D America (Giesecke & Devrient)	100-249
Marriott Host International	500-900	HCI Technologies	100-249
Abstract Janitorial Services, Incorporated	250-499	Heritage Hall Nursing and Rehab Services	100-249
ARAMARK Corporation	250-499	Holiday Inn Washington Dulles	100-249
Barber & Ross	250-499	JK Moving and Storage	100-249
Computer Sciences Corporation	250-499	Kenrob Associates	100-249
Costco Wholesale	250-499	Loudoun Times Mirror	100-249
Dynamic Details, Inc.	250-499	Messier Services	100-249
Dynatram/Dynalectric	250-499	NLX	100-249
L F C Nationwide, Incorporated	250-499	Price Club	100-249
N.E.W. Customer Services Companies, Inc.	250-499	Rehau, Incorporated	100-249
National Association of Letter Carriers	250-499	Ski Courier, Inc.	100-249
National Conference Center at Lansdowne	250-499	Tellabs, Inc.	100-249
Network Access Solutions Corp.	250-499	U.S. Dulles International Service Facility	100-249
Network Solutions Registry	250-499	United Lithographics, Inc.	100-249
Sato Travel	250-499	Washington Dulles Airport Marriott	100-249
Servus Financial	250-499	Washington Redskins	100-249

Source: Loudoun County Department of Economic Development.

Housing Inventory

In 2001, Loudoun County's current residential inventory was 68,294 units. Single family detached units are estimated to account for 55 percent of all units. Single family attached units were the fastest growing component of all housing units in 2001.

Table II-11.
Housing Stock by Type
Loudoun County, Virginia

Type of Unit	Housing Units		Distribution 2001	Change 2001-2000	
	2000	2001		Number	Percent
Single Family Detached	34,974	37,676	55.2%	2,702	7.7%
Single Family Attached	15,270	17,668	25.9%	2,398	15.7%
Multifamily	11,916	12,950	19.0%	1,034	8.7%
Total	62,160	68,294	100.0%	6,134	9.9%

Source: U.S. Bureau of the Census and Loudoun County Department of Economic Development.

II. Loudoun County, Virginia

Completed Residential Subdivisions

II. Loudoun County, Virginia

This count provides a detailed baseline of housing types in large, completed subdivisions.

Table II-12.
Housing Units for Completed Subdivisions (>50 Units), 2001
Loudoun County, Virginia

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Alexan at Ryan Corner	Ashburn	0	0	339	339	Connemara Woods	Sterling	55	0	0	55
Alexandra's Grove	Ashburn	138	0	0	138	Country Club Green	Leesburg	0	0	232	232
Ashbriar	Ashburn	77	65	0	142	CountrySide	Potomac	1,253	1,184	0	2,437
Ashleigh	Ashburn	59	0	0	59	Courts of Ashburn	Ashburn	59	32	0	91
Ashburn Farm	Ashburn	1,743	1,488	561	3,792	Crestwood Hamlet	Leesburg	49	154	0	203
Ashton Downs (Stonegate)	Leesburg	127	0	0	127	Dominion Station	Sterling	0	496	216	712
Bellemeade Farms	Leesburg	0	0	316	316	Dominion Valley	Rt. 7 West	0	0	61	61
Belmont Ridge	Ashburn	173	0	0	173	Dominion View	Sterling	57	50	0	107
Brandon	Leesburg	0	234	0	234	Environs	Potomac	331	0	0	331
Breckinridge	Leesburg	0	52	0	52	Evan's Ridge	Leesburg	0	0	150	150
Brookmeade	Leesburg	0	0	126	126	Exeter	Leesburg	445	492	0	937
Cabin Branch Forest	Sterling	77	0	0	77	Fieldstone	Leesburg	0	0	384	384
Cameron Chase	Ashburn	88	0	0	88	Forest Ridge	Sterling	498	0	0	498
Cardinal Glen	Potomac	185	0	0	185	Fort Beauregard	Leesburg	0	52	0	52
Carisbrooke	Ashburn	53	160	0	213	Fox Chapel	Leesburg	0	0	306	306
Carrvale	Leesburg	169	0	0	169	Fox Creek	Sterling	0	282	0	282
Cascades Commons	Potomac	0	0	320	320	Fox Creek (Carnaby Square)	Leesburg	0	75	0	75
Catoctin Meadows	Rt. 7 West	73	0	0	73	Fox Meadow	Northwest	58	0	0	58
Cavalier Arms	Leesburg	0	0	88	88	Foxchase	Leesburg	0	0	246	246
Cedar Walk	Leesburg	0	60	0	60	Foxlee	Sterling	111	0	0	111
Chase Heritage	Leesburg	0	0	236	236	Foxridge	Leesburg	208	0	0	208
Chatham Green	Sterling	0	0	196	196	Glen, The	Leesburg	0	0	134	134
Church Mills	Sterling	249	0	0	249	Great Falls Chase	Potomac	106	323	0	429

Completed Residential Subdivisions (Continued)

II. Loudoun County, Virginia

Table II-12. (Continued)
Housing Units for Completed Subdivisions (>50 Units), 2001
Loudoun County, Virginia

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Great Falls Forest	Potomac	319	0	0	319	Prospect Hills	Leesburg	172	0	0	172
Greenway Farm	Leesburg	252	156	0	408	Providence Village	Sterling	0	389	0	389
Hamilton Acres	Rt. 7 West	89	0	0	89	Richland Acres	Potomac	92	0	0	92
Hamilton Knolls	Rt. 7 West	62	0	0	62	River Crest	Potomac	110	14	0	124
Heritage Square	Leesburg	0	259	0	259	Rockhill Center Estates	Sterling	34	40	0	74
Hillwood Estates	Rt. 7 West	88	0	0	88	Rolling Ridge	Sterling	0	182	0	182
Hunington Ridge	Potomac	0	250	0	250	Rolling Woods	Sterling	50	0	0	50
Hunters Crossing	Leesburg	0	0	164	164	Seneca Chase	Potomac	131	0	0	131
Kingsbridge	Rt. 7 West	99	0	0	99	Seneca Ridge	Potomac	182	0	0	182
Kingschase	Leesburg	0	74	0	74	Silver Oaks/Oak View	Leesburg	487	0	0	487
Leesburg Commons	Leesburg	0	0	153	153	South Townhomes	Sterling	0	332	0	332
Leesburg Country Club	Leesburg	409	0	0	409	Spring Grove Farm	Sterling	291	0	0	291
Leesburg Gateway	Leesburg	0	0	156	156	Sterling Park	Sterling	3,080	0	0	3,080
Loudoun Hills	Leesburg	0	123	0	123	Sugarland Run	Potomac	976	785	0	1,761
Main Street Village	Rt. 7 West	0	168	0	168	Tall Oaks (<i>Beard Property</i>)	Sterling	2	142	0	144
Manor Apartments, The	Leesburg	0	0	194	194	The Regency	Ashburn	143	0	0	143
Manors of Leesburg	Leesburg	55	0	0	55	The Ridges at Ashburn	Ashburn	132	177	0	309
Mayfair Commons	Leesburg	0	0	248	248	Timberbrooke	Ashburn	59	0	0	59
Moncks Corner	Sterling	0	0	102	102	Townes of Vanderbilt	Leesburg	108	0	108	216
Muirfield Woods	Sterling	0	0	156	156	Trailside	Sterling	0	230	0	230
Newberry	Sterling	0	0	697	697	Tuscarora Creek	Leesburg	0	0	121	121
Oak Tree	Sterling	177	0	0	177	University Center	Ashburn	0	371	2,017	2,388
Old Sterling Gables	Sterling	0	111	0	111	Villages at Purcellville	Rt. 7 West	90	0	0	90
Page Brook Village	Leesburg	0	70	0	70	Villas At Countryside	Potomac	0	0	102	102
Pembrooke	Sterling	0	106	292	398	Woodland Village	Sterling	89	0	0	89
Potomac View	Potomac	0	0	192	192	Woodstone	Sterling	0	0	402	402

Housing Sales and Prices

II. Loudoun County, Virginia

In 2001, over 9,100 housing units were sold in Loudoun County for an average price of about \$290,000. Among the units sold, 43 percent were single-family detached, 44 percent were single-family attached, and the remaining 13 percent were condominiums. Sales prices for single-family detached units have increased the most in the last decade.

Table II-13.
Housing Sales by Type
Loudoun County, Virginia

Unit Type	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Number of Units Sold											
Single Family Detached	1,331	1,837	2,415	2,377	2,151	2,561	3,006	3,625	4,228	4,433	3,940
Single Family Attached	718	1,027	1,336	1,293	1,543	1,483	1,642	2,032	2,706	3,436	4,024
Condominium	481	354	518	416	476	353	373	570	581	910	1,146
All Units	2,530	3,218	4,269	4,086	4,170	4,397	5,021	6,227	7,515	8,779	9,110
Change From Previous Year		27.2%	32.7%	-4.3%	2.1%	5.4%	14.2%	24.0%	20.7%	16.8%	21.2%
Average Price of Units Sold											
Single Family Detached	\$210,048	\$208,928	\$215,460	\$222,003	\$229,515	\$239,569	\$246,772	\$264,715	\$290,851	\$346,205	\$396,016
Single Family Attached	\$146,303	\$143,131	\$145,958	\$145,957	\$155,007	\$150,687	\$154,032	\$156,092	\$165,590	\$188,679	\$228,150
Condominium	\$95,848	\$94,051	\$93,364	\$103,458	\$99,474	\$101,319	\$100,629	\$133,572	\$117,686	\$134,958	\$243,159
All Units	\$170,246	\$175,292	\$178,894	\$185,869	\$187,101	\$198,492	\$205,587	\$217,265	\$232,359	\$262,654	\$290,059
Change From Previous Year		3.0%	2.1%	3.9%	0.7%	6.1%	3.6%	5.7%	6.9%	13.0%	10.4%

Source: Loudoun County Department of Financial Services.

Residential Building Permit Trends

II. Loudoun County, Virginia

In 2001, 4,712 building permits for new residential units were issued. Approximately 39 percent of all permits were for single-family detached units, 34 percent were for single-family attached units, and nearly 28 percent were for multi-family units. Industry representatives suggest that the decline in single family attached and detached housing units was due to labor and material shortages.

Table II-14.
Residential Building Permits Issued for New Units by Type
Loudoun County, Virginia

Year	Single Family Detached		Single Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1991	523	47.5%	493	44.8%	84	7.6%	1,100
1992	1,369	56.4%	942	38.8%	115	4.7%	2,426
1993	1,610	51.9%	1,175	37.9%	319	10.3%	3,104
1994	1,723	44.8%	1,339	34.8%	786	20.4%	3,848
1995	1,382	51.5%	1,066	39.7%	238	8.9%	2,686
1996	1,646	53.9%	1,065	34.8%	345	11.3%	3,056
1997	1,904	54.3%	1,278	36.5%	323	9.2%	3,505
1998	2,384	45.2%	1,527	29.0%	1,363	25.8%	5,274
1999	2,746	46.9%	1,817	31.0%	1,289	22.0%	5,852
2000	2,680	43.7%	2,377	38.8%	1,077	17.6%	6,134
2001	1,827	38.8%	1,578	33.5%	1,307	27.7%	4,712
1991-2001	19,794	47.5%	14,657	35.2%	7,246	17.4%	41,697

Source: Loudoun County Department of Economic Development.

Residential Growth in Towns and Planning Subareas

II. Loudoun County, Virginia

Nearly 39 percent of all residential building permits issued in 2001 were for the Ashburn subarea. The Leesburg subarea accounted for an additional 28.2 percent of all permits issued. More than 20 percent of permits issued were within an incorporated town.

Table II-15.
Residential Building Permits Issued for Towns and Planning Subareas, 2001
Loudoun County, Virginia

	Permits Issued for New Units			Total	Distribution
	Single Family Detached	Single Family Attached	Multifamily		
Incorporated Towns					
Hamilton	0	0	0	0	0.0%
Hillsboro	0	0	0	0	0.0%
Leesburg	441	189	171	801	82.8%
Lovettsville	0	0	0	0	0.0%
Middleburg	2	0	0	2	0.2%
Purcellville	80	21	61	162	16.8%
Round Hill	2	0	0	2	0.2%
Total	525	210	232	967	100.0%
Planning Subareas					
Ashburn	486	546	785	1,817	38.6%
Dulles	250	254	0	504	10.7%
Leesburg	638	521	171	1,330	28.2%
Northwest	77	0	0	77	1.6%
Potomac	76	111	290	477	10.1%
Route 15 North	31	0	0	31	0.7%
Route 15 South	14	0	0	14	0.3%
Route 7 West	229	36	61	326	6.9%
Southwest	26	0	0	26	0.6%
Sterling	0	110	0	110	2.3%
Total	1,827	1,578	1,307	4,712	100.0%

Source: Loudoun County Department of Economic Development.

Residential Construction Trends by Subarea

II. Loudoun County, Virginia

Since 1991, 35.0 percent of all residential building permits issued for new residential units have been for projects in the Ashburn subarea. Between 2000 and 2001, the total number of permits issued decline in every subarea with the exception of Route 15 North, which remained constant.

Table II-16.
Residential Building Permits Issued by Planning Subarea
Loudoun County, Virginia

Planning Subarea	Number of Permits for New Units											Total 1991-2001	Distribution 1991-2001
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001		
Ashburn	412	936	1,071	1,263	759	948	1,262	1,946	2,236	1,955	1,817	14,605	35.0%
Dulles	5	5	3	1	227	429	504	684	746	679	504	3,787	9.1%
Leesburg	175	423	477	633	557	459	619	765	911	1,435	1,330	7,784	18.7%
Northwest	6	13	13	62	42	45	46	73	101	120	77	598	1.4%
Potomac	216	621	1,204	1,394	812	708	499	990	817	793	477	8,531	20.5%
Route 15 North	6	11	9	18	28	23	51	58	31	31	31	297	0.7%
Route 15 South	13	24	18	10	23	27	24	27	29	36	14	245	0.6%
Route 7 West	50	82	129	143	88	122	271	267	297	381	326	2,156	5.2%
Southwest	14	19	21	52	33	72	49	50	71	75	26	482	1.2%
Sterling	203	292	159	272	117	223	180	414	613	629	110	3,212	7.7%
Total	1,100	2,426	3,104	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	41,697	100.0%

Source: Loudoun County Department of Economic Development.

New Residential Construction by Project

Residential building permits issued in 2001 are listed by project or subdivision and type of unit. The subdivisions of Lansdowne, South Riding, and Potomac Station experienced significant development in 2001.

II. Loudoun County, Virginia

Table II-17.
Residential Building Permits Issued by Project/Subdivision, 2001
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Ashburn Manor	Ashburn	3	11	0	14
Ashburn Run	Ashburn	44	0	0	44
Ashburn Village	Ashburn	0	203	0	203
Beacon Hill	Leesburg	31	0	0	31
Beauregard Heights	Leesburg	19	0	0	19
Belmont	Ashburn	110	100	0	210
Belmont Greene	Ashburn	69	21	44	134
Big Spring Farm	Leesburg	4	0	0	4
Broadlands	Ashburn	63	84	0	147
Brockman/Lowes Point	Potomac	29	0	0	29
Cascades	Potomac	10	111	0	121
Dobbins Creek Hamlet	Northwest	9	0	0	9
Dominion Valley	Rt. 7 West	0	0	61	61
Dry Mill	Leesburg	4	22	0	26
Ecovillage	Northwest	3	0	0	3
Eden Tract	Potomac	0	0	290	290
Edwards Landing	Leesburg	24	48	0	72
Emerald Parks Estates	Leesburg	6	0	0	6
Farmwell Hunt	Ashburn	37	0	0	37
Flynn's Crossing	Ashburn	0	27	0	27
Forest Manor	Ashburn	14	0	0	14
Gardner Meadows	Rt. 7 West	5	0	0	5
Groveswood	Sterling	0	45	0	45
Hannan Property	Ashburn	24	0	0	24
Kincaid Forest	Leesburg	54	10	0	64
Lansdowne	Ashburn	44	0	741	785
Lee's Crossing	Rt. 15 North	4	0	0	4
Leesburg Gateway	Leesburg	0	0	19	19
Lenah Run	Dulles	50	0	0	50

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Locust Grove	Rt. 7 West	71	0	0	71
Loudoun Parkway Center	Ashburn	20	100	0	120
Loudoun Valley Estates	Ashburn	37	0	0	37
Meadows, The	Rt. 7 West	0	21	0	21
North Riding	Dulles	7	0	0	7
Northlake	Leesburg	34	79	0	113
Orchards at Round Hill	Rt. 7 West	9	0	0	9
Potomac Crossing	Leesburg	51	0	0	51
Potomac Station	Leesburg	204	67	152	423
River Creek	Leesburg	46	107	0	153
River Crest	Potomac	23	0	0	23
Savoy Woods Estates	Dulles	12	0	0	12
Shenstone	Leesburg	20	0	0	20
South Bank	Potomac	6	0	0	6
South Riding	Dulles	174	254	0	428
Spring Lakes	Leesburg	47	92	0	139
Stowers	Leesburg	50	0	0	50
Stratford	Leesburg	8	14	0	22
Sycamore Hill	Leesburg	0	28	0	28
Tall Oaks	Sterling	0	61	0	61
Tavistock Farms	Leesburg	3	54	0	57
Taylorstown Meadows	Northwest	18	0	0	18
Vantage Pointe	Ashburn	7	0	0	7
Villages at Round Hill	Rt. 7 West	41	15	0	56
Waterford Glen	Rt. 7 West	10	0	0	10
Wheatland Estates	Northwest	4	0	0	4
Woodlea Manor	Leesburg	20	0	0	20
Other		245	4	0	249
Total		1,827	1,578	1,307	4,712

Source: Loudoun Department of Economic Development

Approved Residential Projects

II. Loudoun County, Virginia

More than 120 projects totaling 68,575 units have been approved in Loudoun County. As of January 1, 2002, building permits have been issued for 31,020 units, leaving 37,555 to be built.

Table II-18.
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/02				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Ashburn	8,633	6,563	7,175	22,371	3,687	3,445	2,646	9,778	4,946	3,118	4,529	12,593	44%
Ashbrook	225	131	550	906	0	0	0	0	225	131	550	906	0%
Ashburn Manor	54	13	0	67	49	11	0	60	5	2	0	7	90%
Ashburn Run	47	0	0	47	44	0	0	44	3	0	0	3	94%
Ashburn Station	39	0	0	39	0	0	0	0	39	0	0	39	0%
Ashburn Village	1,470	2,074	1,566	5,110	1,470	2,072	739	4,281	0	2	827	829	84%
Belmont	886	849	198	1,933	273	261	0	534	613	588	198	1,399	28%
Belmont Glen	49	0	0	49	0	0	0	0	49	0	0	49	0%
Belmont Greene (<i>Belmont Forest</i>)	360	182	300	842	360	98	44	502	0	84	256	340	60%
Bodmer Property	0	63	0	63	0	0	0	0	0	63	0	63	0%
Broadlands	1,946	1,225	612	3,783	1,002	457	240	1,699	944	768	372	2,084	45%
Cedar Ridge	64	10	0	74	0	0	0	0	64	10	0	74	0%
Estates of Forest Ridge	78	0	0	78	0	0	0	0	78	0	0	78	0%
Fairfield Residential at Silo Creek	0	0	252	252	0	0	0	0	0	0	252	252	0%
Farmwell Hunt (<i>Ashburn Commons, Ashburn Center</i>)	334	234	175	743	332	234	161	727	2	0	14	16	98%
Flynn's Crossing (<i>Ryan Park Center</i>)	0	262	216	478	0	104	208	312	0	158	8	166	65%
Forest Manor	74	0	0	74	14	0	0	14	60	0	0	60	19%
Lakes at Belle Terra, The	66	0	0	66	0	0	0	0	66	0	0	66	0%
Lansdowne (<i>remainder in Leesburg</i>)	1,222	845	2,986	5,053	49	0	1,254	1,303	1,173	845	1,732	3,750	26%
Loudoun Parkway Center	200	320	320	840	50	208	0	258	150	112	320	582	31%
Loudoun Valley Estates (<i>Broad Run Meadows, Loudoun Valley Preserve</i>)	833	288	0	1,121	37	0	0	37	796	288	0	1,084	3%
Loudoun Valley Reserve (<i>Broad Run</i>)	351	0	0	351	0	0	0	0	351	0	0	351	0%
Park at Belle Terra, The	106	0	0	106	0	0	0	0	106	0	0	106	0%
Potter Property, The	0	67	0	67	0	0	0	0	0	67	0	67	0%
Quail Pond Estates	50	0	0	50	0	0	0	0	50	0	0	50	0%
Trask	35	0	0	35	0	0	0	0	35	0	0	35	0%
Vantage Pointe	71	0	0	71	7	0	0	7	64	0	0	64	10%
Waxpool Village	21	0	0	21	0	0	0	0	21	0	0	21	0%
Wild Meadow	52	0	0	52	0	0	0	0	52	0	0	52	0%

Approved Residential Projects (Continued)

II. Loudoun County, Virginia

Table II-18. (Continued)

Major Approved Residential Projects (20+ Units)

Loudoun County, Virginia

Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/02				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Dulles	9,386	6,634	2,861	18,881	1,803	1,493	475	3,771	7,583	5,141	2,386	15,110	20%
Blue Spring Farm	66	0	0	66	0	0	0	0	66	0	0	66	0%
Blue Springs View	125	0	0	125	0	0	0	0	125	0	0	125	0%
Brambleton	3,050	2,815	375	6,240	0	0	0	0	3,050	2,815	375	6,240	0%
Bridle Ridge	44	0	0	44	0	0	0	0	44	0	0	44	0%
Cedar Crest	162	0	0	162	0	0	0	0	162	0	0	162	0%
East Riding Estates	45	0	0	45	0	0	0	0	45	0	0	45	0%
Estates at Elk Lick Downs, The	244	0	0	244	0	0	0	0	244	0	0	244	0%
Huntley Meadows	51	0	0	51	0	0	0	0	51	0	0	51	0%
Kirkpatrick Farms	953	248	216	1,417	0	0	0	0	953	248	216	1,417	0%
Lenah Run (<i>Lenah Farm</i>)	255	0	0	255	81	0	0	81	174	0	0	174	32%
Marantha Farm	33	0	0	33	0	0	0	0	33	0	0	33	0%
Marches, The	32	0	0	32	0	0	0	0	32	0	0	32	0%
North Riding	45	0	0	45	7	0	0	7	38	0	0	38	16%
Park Royal	85	0	0	85	0	0	0	0	85	0	0	85	0%
Pinebrooke Estates	132	0	0	132	0	0	0	0	132	0	0	132	0%
Poland Road Property	227	33	0	260	0	0	0	0	227	33	0	260	0%
Ridings at Blue Spring, The	295	0	0	295	0	0	0	0	295	0	0	295	0%
South Riding (<i>+Katama Woods</i>)	2,415	2,100	1,200	5,715	1,715	1,493	475	3,683	700	607	725	2,032	64%
South Village	118	133	0	251	0	0	0	0	118	133	0	251	0%
South Village	18	188	0	206	0	0	0	0	18	188	0	206	0%
Stone Ridge	626	1,096	1,070	2,792	0	0	0	0	626	1,096	1,070	2,792	0%
Tall Cedar Estates	70	0	0	70	0	0	0	0	70	0	0	70	0%
Westbrook	29	0	0	29	0	0	0	0	29	0	0	29	0%
Westview Estates	58	0	0	58	0	0	0	0	58	0	0	58	0%
Woodland Village	208	21	0	229	0	0	0	0	208	21	0	229	0%
Leesburg	5,100	3,539	975	9,614	3,188	1,905	152	5,245	1,912	1,634	823	4,369	55%
Beacon Hill	229	0	0	229	88	0	0	88	141	0	0	141	38%
Beauregard Estates	132	0	0	132	113	0	0	113	19	0	0	19	86%
Big Spring Farm	35	0	0	35	33	0	0	33	2	0	0	2	94%
Colts Run	49	0	0	49	0	0	0	0	49	0	0	49	0%
Dry Mill	0	91	0	91	4	72	0	76	-4	19	0	15	84%
Edward's Landing	197	214	0	411	24	48	0	72	173	166	0	339	18%
Emerald Parks Estates	31	0	0	31	19	0	0	19	12	0	0	12	61%
Kincaid Forest	303	199	0	502	205	143	0	348	98	56	0	154	69%
Lansdowne (<i>remainder in Ashburn</i>)	200	0	0	200	0	0	0	0	200	0	0	200	0%

Approved Residential Projects (Continued)

II. Loudoun County, Virginia

Table II-18. (Continued)

Major Approved Residential Projects (20+ Units)

Loudoun County, Virginia

Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/02				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Leesburg (Continued)														
Northlake	236	140	0	376	131	98	0	229	105	42	0	147	61%	
Old Waterford Knolls	144	0	0	144	132	0	0	132	12	0	0	12	92%	
Potomac Crossing	584	385	0	969	417	181	0	598	167	204	0	371	62%	
Potomac Station (Harper Park)	916	340	358	1,614	765	284	152	1,201	151	56	206	413	74%	
River Creek	590	760	0	1,350	366	281	0	647	224	479	0	703	48%	
Shenstone	130	0	0	130	21	0	0	21	109	0	0	109	16%	
Spring Lakes	120	268	0	388	47	92	0	139	73	176	0	249	36%	
Stratford (Stowers)	424	449	509	1,382	108	109	0	217	316	340	509	1,165	16%	
Sycamore Hill	0	480	0	480	0	445	0	445	0	35	0	35	93%	
Tavistock Farms	306	213	108	627	297	152	0	449	9	61	108	178	72%	
Woodlea Hills	37	0	0	37	35	0	0	35	2	0	0	2	95%	
Woodlea Manor	437	0	0	437	383	0	0	383	54	0	0	54	88%	
Northwest	360	0	0	360	98	0	0	98	262	0	0	262	27%	
Dale Property	22	0	0	22	0	0	0	0	22	0	0	22	0%	
Dobbins Creek Hamlet	27	0	0	27	24	0	0	24	3	0	0	3	89%	
Dutchman's Creek Hamlet	67	0	0	67	0	0	0	0	67	0	0	67	0%	
Ecovillage	53	0	0	53	5	0	0	5	48	0	0	48	9%	
Saratoga	56	0	0	56	0	0	0	0	56	0	0	56	0%	
Taylorstown Meadows	32	0	0	32	18	0	0	18	14	0	0	14	56%	
Waterford View Estates	48	0	0	48	0	0	0	0	48	0	0	48	0%	
Wheatland Estates	55	0	0	55	51	0	0	51	4	0	0	4	93%	
Potomac	3,483	2,360	2,272	8,115	2,861	2,202	1,826	6,889	622	158	446	1,226	85%	
Carter's Grove	27	0	0	27	24	0	0	24	3	0	0	3	89%	
Cascades**	3,080	1,902	1,582	6,564	2,591	1,902	1,292	5,785	489	0	290	779	88%	
Cascades-Lowes Island Age Restricted Community	0	66	126	192	0	0	0	0	0	66	126	192	0%	
Eden Tract	24	0	290	314	0	0	290	290	24	0	0	24	92%	
Jefferson Village (Loudoun Village)	0	174	274	448	0	89	244	333	0	85	30	115	74%	
Riverbank Woods	30	0	0	30	0	0	0	0	30	0	0	30	0%	
South Bank	221	28	0	249	202	28	0	230	19	0	0	19	92%	
Steinberg/Lorey Taylor	49	0	0	49	0	0	0	0	49	0	0	49	0%	
Westerley (Route 7 Partners)	52	190	0	242	44	183	0	227	8	7	0	15	94%	
Rt. 15 North	669	33	0	702	34	0	0	34	635	33	0	668	5%	
Elysian Heights	301	33	0	334	0	0	0	0	301	33	0	334	0%	
Lee's Crossing	48	0	0	48	11	0	0	11	37	0	0	37	23%	

Approved Residential Projects (Continued)

II. Loudoun County, Virginia

Table II-18. (Continued)

Major Approved Residential Projects (20+ Units)

Loudoun County, Virginia

Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/02				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Rt. 15 North (Continued)	669	33	0	702	34	0	0	34	635	33	0	668	5%
Raspberry Falls (Moorlands)	205	0	0	205	23	0	0	23	182	0	0	182	11%
Waterford Ridge	115	0	0	115	0	0	0	0	115	0	0	115	0%
Rt. 15 South	393	0	0	393	0	0	0	0	393	0	0	393	0%
Barclay Ridge	76	0	0	76	0	0	0	0	76	0	0	76	0%
Courtland Farm	288	0	0	288	0	0	0	0	288	0	0	288	0%
Long Meadow Hamlet	29	0	0	29	0	0	0	0	29	0	0	29	0%
Rt. 7 West	1,639	767	0	2,406	518	91	0	609	1,121	676	0	1,797	25%
Autumn Hill	0	492	0	492	0	0	0	0	0	492	0	492	0%
Fawn Meadow (Saddle Ridge)	63	0	0	63	0	0	0	0	63	0	0	63	0%
Garner Meadows	46	0	0	46	38	0	0	38	8	0	0	8	83%
Greenwood Commons	40	0	0	40	0	0	0	0	40	0	0	40	0%
Highlands, The	21	0	0	21	0	0	0	0	21	0	0	21	0%
Kingsbridge Manor	27	0	0	27	19	0	0	19	8	0	0	8	70%
Locust Grove	212	0	0	212	143	0	0	143	69	0	0	69	67%
Oak Knoll Farms	78	0	0	78	0	0	0	0	78	0	0	78	0%
Oak Knoll Hamlet	28	0	0	28	0	0	0	0	28	0	0	28	0%
Orchards at Round Hill	34	0	0	34	13	0	0	13	21	0	0	21	38%
Round Hill Rural Estates	64	0	0	64	0	0	0	0	64	0	0	64	0%
Stoneleigh	170	0	0	170	121	0	0	121	49	0	0	49	71%
Villages at Round Hill	825	275	0	1,100	174	91	0	265	651	184	0	835	24%
Waterford Glen (Alphin)	31	0	0	31	10	0	0	10	21	0	0	21	32%
Southwest	68	0	0	68	0	0	0	0	68	0	0	68	0%
Fox Run	48	0	0	48	0	0	0	0	48	0	0	48	0%
Kelley	20	0	0	20	0	0	0	0	20	0	0	20	0%
Sterling	57	751	1,076	1,884	0	357	614	971	57	394	462	913	52%
Colonnade (Dulles Town Center)	0	352	716	1,068	0	155	464	619	0	197	252	449	58%
Community Church	0	0	360	360	0	0	150	150	0	0	210	210	42%
Groveswood	0	269	0	269	0	202	0	202	0	67	0	67	75%
Guilford Crossing	25	0	0	25	0	0	0	0	25	0	0	25	0%
O'Dell Property (Oakgrove)	0	130	0	130	0	0	0	0	0	130	0	130	0%
Sterling Associates	32	0	0	32	0	0	0	0	32	0	0	32	0%
Total	29,788	20,647	14,359	64,794	12,189	9,493	5,713	27,395	17,599	11,154	8,646	37,399	42%

Source: Loudoun County Department of Economic Development

* Includes rezonings and by-right projects.

** Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center

SFD - Single Family Detached

SFA - Single Family Attached

MF - Multifamily

Nonresidential Space Inventory

II. Loudoun County, Virginia

In 2001, Loudoun County's inventory of nonresidential space totaled more than 45 million square feet. Retail was most concentrated in Sterling and Leesburg, which combined for almost 72 percent of Loudoun's total retail space. Ashburn contained more than 53 percent of Loudoun's office space and nearly 50 percent of Loudoun's industrial space.

Table II-19.
Inventory of Nonresidential Space by Planning Subarea, 2001
Loudoun County, Virginia

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other		
Ashburn	6,100,776	6,508,225	552,021	3,867,331	17,028,353	37.5%
Dulles	595,320	1,262,197	148,314	979,959	2,985,790	6.6%
Leesburg	1,567,108	445,965	2,329,106	2,644,503	6,986,682	15.4%
Northwest	4,398	4,820	13,122	200,539	222,879	0.5%
Potomac	351,202	17,352	895,861	1,417,587	2,682,002	5.9%
Route 15 North	1,008	0	0	64,173	65,181	0.1%
Route 15 South	0	11,385	14,369	25,257	51,011	0.1%
Route 7 West	96,463	296,425	312,609	1,100,489	1,805,986	4.0%
Southwest	95,995	11,630	131,958	209,460	449,043	1.0%
Sterling	2,658,596	4,652,127	2,874,850	2,914,339	13,099,912	28.9%
Total	11,470,866	13,210,126	7,272,210	13,423,637	45,376,839	100.0%
Distribution	25.3%	29.1%	16.0%	29.6%	100.0%	

Source: Loudoun County Department of Economic Development.

Office and Industrial Vacancy

II. Loudoun County, Virginia

Loudoun County's nonresidential vacancy rates increased dramatically in 2001. Office vacancy rates nearly doubled from 8.7 percent to 16.1 while flex/industrial vacancy rates nearly tripled from 5.6 percent to 16.7 percent. Total commercial and industrial vacancy rates reached their highest level since 1993.

Table II-20.
Commercial and Industrial Vacancy Rates*
Loudoun County, Virginia

Type of Space	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Office	17.2%	15.8%	13.2%	14.9%	8.7%	2.6%	6.9%	6.3%	8.7%	16.1%
Flex/Industrial	26.7%	19.0%	14.2%	11.3%	6.3%	6.1%	5.8%	2.1%	5.6%	16.7%
Total	22.0%	17.1%	13.5%	12.0%	7.6%	5.1%	6.0%	3.6%	6.9%	16.3%

Source: Loudoun County Department of Economic Development and Realty Information Group.

* Vacancy as of December 31.

Office and Industrial Development

More than 70 office and industrial projects offer 7,975 developable acres with a potential build out of more than 123 million square feet. Currently these projects accommodate over 17 million square feet of existing office and industrial space.

II. Loudoun County, Virginia

Table II-21.
Major Office and Industrial Projects, 2001
Loudoun County, Virginia

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Acres Available	Existing Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF **	Projects Under Development (SF)
606 Development Corp	PD-GI	80	80	80	0	1,394,000	0
Airport Commerce Center @ Dulles (<i>North Dulles Industrial Park</i>)	PD-GI	52	52	0	398,864	0	0
Ashbrook (<i>Ashbrook Corporate Center</i>)	PD-IP	277	102	41	136,378	844,000	67,172
Ashburn Business Center (<i>Ashburn Corporate Center</i>)	PD-IP	115	115	63	361,382	1,100,000	0
Ashburn Center	PD-IP	331	232	144	216,480	2,450,000	0
Ashburn Farm	PD-OP	1,274	6	2	50,000	25,000	0
Ashburn Village Executive Center	PD-IP	1,580	182	182	0	2,862,000	0
Barr Dulles Business Center	PD-IP	10	10	10	0	129,000	0
Beaumeade Corporate Park	PD-IP	683	683	205	1,799,691	3,474,000	0
Belmont (<i>Belmont Country Club</i>)	PD-OP	1,145	250	250	0	1,850,000	0
Brambleton	PD-IP/PD-GI	2,871	214	130	0	2,000,000	0
Broad Run Business Center	PD-IP	350	350	91	1,580,334	1,600,000	200,000
Broadlands	PD-OP	1,500	266	213	0	3,600,000	0
Bryant Dulles Industrial Park West	PD-GI	166	166	166	0	2,890,000	0
Centennial Dominion Center	PD-RDP	101	101	101	0	1,979,802	0
Chantilly West (<i>Dulles Ind Pk South</i>)	CLI	204	155	155	0	2,000,000	0
CIT (<i>Dulles World Center</i>)	PD-RDP	92	78	69	178,000	3,000,000	0
Commonwealth Center at Ashburn	PD-IP	234	234	144	0	2,500,000	0
Crosscreek Corporate Center	PD-OP	10	10	9	0	120,000	0
Downs Industrial Park	PD-IP	36	36	26	0	449,000	0
Dulles 2000	PD-RDP	29	29	29	0	800,000	0
Dulles Berry	PD-RDP	99	99	91	0	1,584,000	0

Table II-21.
Major Office and Industrial Projects, 2001
Table II-21.

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Existing Acres	Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF **	Projects Under Development (SF)
Dulles Commerce Center	PD-GI/ C1	37	37	17	0	300,000	0
Dulles Corporate Center (<i>Gateway 14</i>)	PD-IP	14	14	14	0	317,000	0
Dulles International Park	PD-IP	72	72	34	368,748	570,000	0
Dulles North Corporate Park	PD-IP	68	68	41	386,378	600,000	0
Dulles Parkway Center	PD-IP /PD-OP	130	130	65	0	1,100,000	0
Dulles Town Center	PD-IP/ PD-OP	554	250	200	98,000	3,000,000	180,000
Dulles Trade Center I (<i>Dulles Oaks</i>)	PD-GI	57	57	39	0	690,000	105,470
Dulles Trade Center II (<i>Broad Run Industrial</i>)	PD-GI	110	110	100	0	1,750,400	0
Dulles Trade Center III (<i>Arcola East</i>)	PD-GI	346	317	317	0	3,880,000	0
Dulles World (<i>Washington Dulles World Park</i>)	PD-IP	830	830	650	0	11,000,000	0
Greenway Industrial Broad Run	PD-GI	30	30	9	812,000	152,000	0
Hazout	PD-GI	300	146	146	0	2,200,000	0
Highpoint Corporate Park	PD-IP /PD-RDP	57	57	57	0	800,000	0
Janelia Farm	PD-RDP	281	281	0	212,000	0	0
Lansdowne Corporate Center	PD-OP	2,267	158	53	451,057	754,000	0
Lebourget/Northpointe (<i>Dulles Northgate Center</i>)	PD-GI	76	76	0	552,325	0	0
Lee Center Business Park	PD-IP/PD-GI	286	286	271	0	3,500,000	0
Lee Gate	I-1	155	155	115	0	800,000	0
Leesburg Commons	I-1	158	158	130	0	1,800,000	0
Loudoun Center	PD-IP	30	30	0	80,000	0	0
Loudoun Exchange	PD-OP/ PD-IP	63	63	34	432,000	600,000	0
Loudoun Gateway	PD-IP	143	143	50	744,709	786,500	0
Loudoun Parkway Center	PD-IP / PD-OP	400	246	246	0	2,500,000	0
Loudoun Pointe (<i>Beaumeade Technology Park</i>)	PD-IP	239	239	184	0	3,000,000	0
Loudoun Square Industrial Park	PD-IP	26	26	16	88,432	289,000	0
Loudoun Tech Center	PD-IP	281	281	27	2,029,263	420,000	0
Mercure Business Park	PD-GI	157	157	48	984,476	799,000	0
Milton Ryan	PD-GI	113	113	113	0	1,900,000	0

Office and Industrial Development (Continued)

II. Loudoun County, Virginia

Table II-21.
Major Office and Industrial Projects, 2001
Table II-21.

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Existing Acres Available	Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF **	Projects Under Development (SF)
One Loudoun Center	PD-IP (329)/PD-RDP(337)	666	666	500	0	8,000,000	0
Paragon Park	PD-IP	150	150	114	0	1,986,000	0
Phillips Property	PD-IP	50	50	33	191,000	575,000	0
Potomac Farm Business Park	PD-OP	76	76	65	0	966,000	0
Prologis Park (Glick Prop)	PD-IP	33	33	11	211,505	250,000	0
Ray Property (A.S.)/Dulles Ind Estate	PD-IP	425	425	223	0	3,000,000	0
Ryan Park Center	PD-OP/ PD-CC	95	27	27	0	350,000	0
Smith Land	PD-GI	125	125	125	0	2,000,000	0
South Riding	PD-GI/PHD-4	2,100	371	371	0	4,515,000	0
Steeplechase	PD-IP	307	307	41	656,622	703,000	0
Sterling Park Business Center	PD-IP	75	75	47	437,880	650,000	0
Stone Ridge	PD-IP /PD-OP/PD-GI	800	167	167	0	2,570,000	0
Stonegate	PD-IP	112	112	63	0	1,000,000	0
Stratford at Leesburg	PEC (town)	459	73	73	0	1,272,000	0
Summit at Dulles (Fairchild)	PD-GI	81	81	59	150,000	1,037,000	0
TransDulles Centre	PD-IP	148	148	60	969,370	1,000,000	0
University Center	PD-RDP	576	242	199	462,000	3,245,000	0
Vintage Park	PD-IP	32	32	14	248,660	240,000	0
Waterside (Nattak)	PD-OP	69	69	69	0	1,000,000	0
Westwind 606	PD-GI	341	341	287	0	5,000,000	0
WorldCom Campus	PD-OP	540	540	250	1,925,000	4,000,000	0
Total		25,779	12,090	7,975	17,212,554	123,517,702	552,642

Source: Department of Economic Development, December 2001.* Generally floodplain deducted; however other non-buildable acreage not necessarily factored out.** Based on maximum FAR allowable unless current development plans indicate otherwise.

Retail Center Space

As of December 2001, 6.6 million square feet of retail space existed or was under construction in Loudoun County. The increase in retail space, either existing or under construction, between 2000 and 2001 was more than 470,000 square feet. A majority of the new retail space was added in Ashburn and Sterling.

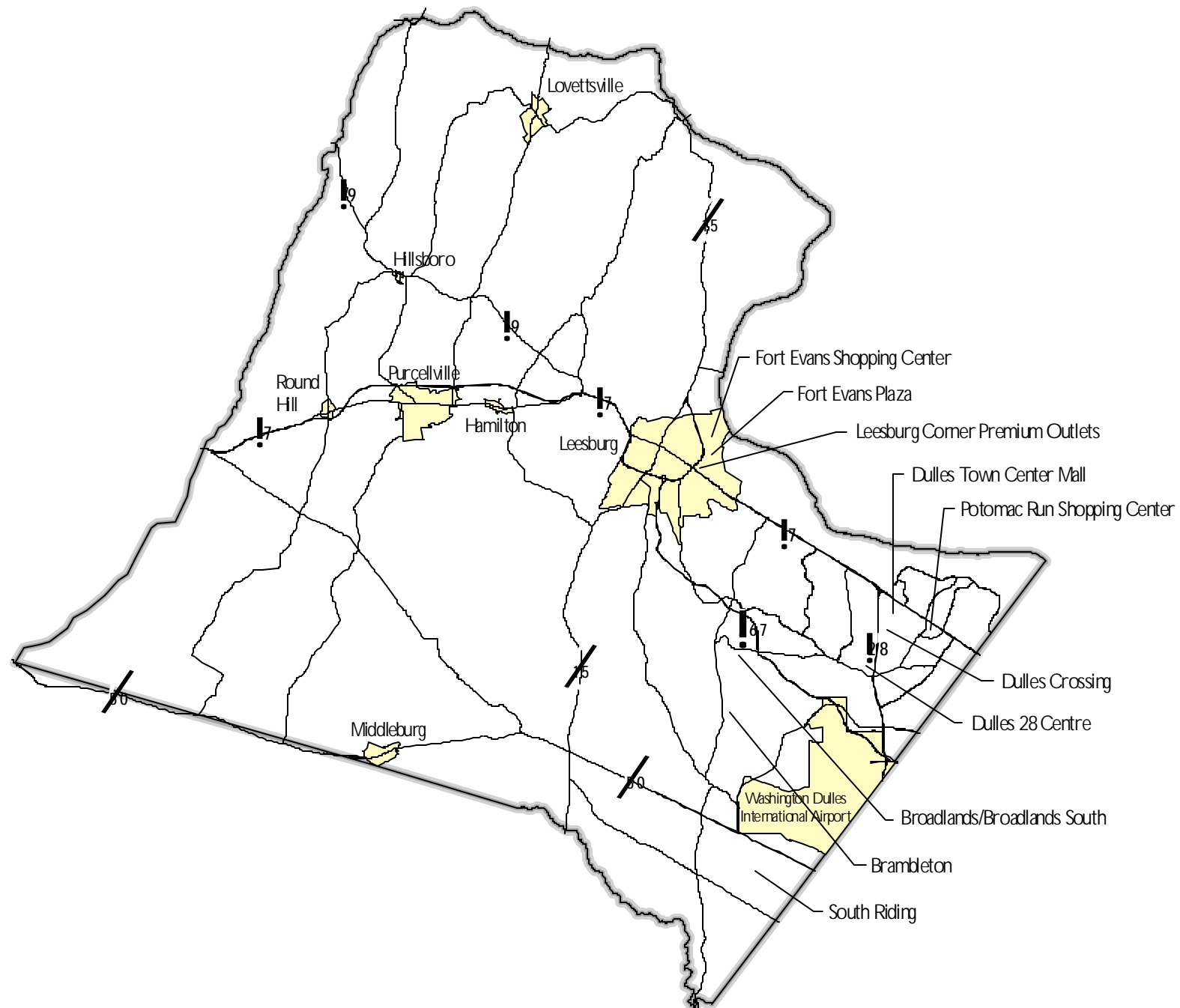
II. Loudoun County, Virginia

Table II-22.
Existing Retail Centers > 20,000 SF, 2001
Loudoun County, Virginia

Retail Center Name	Location	Subarea	Existing Area (SF)	Retail Center Name	Location	Subarea	Existing Area (SF)
Ashburn Farm Town Center	Ashburn	Ashburn	92,000	Market Station	Leesburg	Leesburg	30,000
Ashburn Farm Village Center	Ashburn	Ashburn	100,000	Mirror Ridge	Potomac Falls	Potomac	137,349
Ashburn Town Square	Ashburn	Ashburn	90,000	Parc City Center	Potomac Falls	Potomac	195,844
Ashburn Village Center	Ashburn	Ashburn	110,000	Potomac Run Shopping Center	Potomac Falls	Potomac	488,650
Battlefield Shopping Center	Leesburg	Leesburg	297,571	Prosperity Center	Leesburg	Leesburg	64,500
Bellewood Commons	Leesburg	Leesburg	61,800	Purcellville Center at Blue Ridge Station	Purcellville	Rt. 7 West	71,775
Borders Plaza	Potomac Falls	Potomac	64,000	Shenandoah Square	Leesburg	Leesburg	151,729
Cascades MarketPlace	Potomac Falls	Potomac	307,632	Shops at Cedar Lake	Sterling	Sterling	105,000
CountrySide Commercial Center	Potomac Falls	Potomac	133,000	South Riding Town Center	South Riding	Dulles	90,128
Dulles 28 Center	Dulles	Ashburn	315,846	Southern Exchange	Leesburg	Leesburg	12,000
Dulles Crossing (Vestal's Gap) ¹	Sterling	Sterling	236,653	Sterling Center	Sterling	Sterling	12,000
Dulles Square	Dulles	Sterling	71,300	Sterling Park Shopping Mall	Dulles	Sterling	114,000
Dulles Town Center Mall	Potomac Falls	Sterling	1,200,000	Sterling Plaza Shopping Center	Dulles	Sterling	175,000
Fort Evans Plaza ¹	Leesburg	Leesburg	345,284	Sterling Village Center	Sterling	Sterling	24,300
Fort Evans Shopping Center ¹	Leesburg	Leesburg	80,708	Sugarland Crossing	Sterling	Potomac	207,065
Great Falls Plaza	Potomac Falls	Potomac	100,000	Tollhouse Center	Leesburg	Leesburg	29,352
Leesburg Corner Premium Outlets	Leesburg	Leesburg	465,000	TownCenter @ Sterling	Sterling	Sterling	179,000
Leesburg Park	Leesburg	Leesburg	30,000	Village Center on Seven	Sterling	Sterling	97,450
Leesburg Plaza	Leesburg	Leesburg	246,000	Village Square	Leesburg	Leesburg	19,000
Loudoun Valley Shopping Center	Purcellville	Rt. 7 West	70,000	Total			6,620,936

Source: Loudoun County Department of Economic Development

¹ Under Construction.



Retail Center Development

II. Loudoun County, Virginia

Through December 2001, more than 7.2 million square feet of retail space for large centers (>100,000 SF) had been approved for 18 projects.

Table II-23
Major Approved Retail Centers (>100,000 SF), 2001
Loudoun County, Virginia

Retail Center Name	Location	Subarea	Square Footage Approved		
			Existing	Remaining	Total
Ashbrook	Ashburn	Ashburn	0	300,000	300,000
Ashburn Farm Town Center	Ashburn	Ashburn	92,000	133,000	225,000
Belmont Forest	Ashburn	Ashburn	0	163,350	163,350
Brambleton	Ashburn	Ashburn	0	450,000	450,000
Broadlands/Broadlands South	Ashburn	Ashburn	0	474,600	474,600
Dulles 28 Center	Dulles	Ashburn	315,846	517,154	833,000
Dulles Crossing (Vestal's Gap)	Dulles	Sterling	236,653	963,347	1,200,000
Lansdowne	Ashburn	Ashburn	0	150,000	150,000
Ryan Park Center	Ashburn	Ashburn	0	233,000	233,000
University Center	Ashburn	Ashburn	0	200,000	200,000
South Riding	South Riding	Dulles	90,128	389,872	480,000
Stone Ridge	Dulles South	Dulles	0	300,000	300,000
East Falls Center	Potomac Falls	Potomac	0	155,000	155,000
Fort Evans Plaza	Leesburg	Leesburg	345,284	586,676	931,960
Fort Evans Shopping Center	Leesburg	Leesburg	80,708	365,892	446,600
Potomac Station	Leesburg	Leesburg	0	233,000	233,000
Stratford Center	Leesburg	Leesburg	0	347,600	347,600
Villages at Round Hill	Round Hill	Route 7 West	0	150,000	150,000
Total			1,160,619	6,112,491	7,273,110

Source: Loudoun County Department of Economic Development.

Nonresidential Construction Trends

After a record year of nearly 8 million square feet, permitted nonresidential space in Loudoun County increased by 4.5 million square feet in 2001, returning to the long-term growth trend. The addition of other nonresidential permitted space, which includes schools, churches, airport, and other facilities, remained nearly constant.

Table II-24.
Nonresidential Construction Trends
Loudoun County, Virginia

Year	Square Feet Permitted				Total
	Office	Industrial	Retail	Other*	
1991	24,257	395,935	349,254	700,995	1,470,441
1992	197,370	26,946	304,805	264,432	793,553
1993	0	48,855	398,487	64,091	511,433
1994	0	67,166	161,429	459,978	688,573
1995	201,790	131,034	425,850	172,025	930,699
1996	355,684	262,625	533,283	695,943	1,847,535
1997	468,391	777,366	121,278	841,337	2,208,372
1998	1,843,364	913,249	1,158,478	1,098,211	5,013,302
1999	1,708,919	1,217,589	532,130	1,882,646	5,341,284
2000	2,034,389	3,207,333	879,981	1,877,463	7,999,166
2001	843,831	1,361,026	461,018	1,809,405	4,475,280
Total	7,677,995	8,409,124	5,325,993	9,866,526	31,279,638
Percent Distribution	24.5%	26.9%	17.0%	31.5%	100.0%

Source: Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, etc.

II. Loudoun County, Virginia

Nonresidential Construction by Subarea

II. Loudoun County, Virginia

Nearly 63 percent of nonresidential square feet permitted in 2001 was located in Ashburn and Sterling. A majority of the retail space permitted in that year was located in Sterling. A third of the office space and nearly two thirds of the industrial space permitted in that year was located in Ashburn.

Table II-25.
Nonresidential Construction By Planning Subarea, 2001
Loudoun County, Virginia

Planning Subarea	Total Square Feet				Total	Distribution
	Office	Industrial	Retail	Other		
Ashburn	290,196	830,570	94,839	662,067	1,877,672	42.0%
Dulles	105,470	66,363	8,027	110,805	290,665	6.5%
Leesburg	89,232	37,132	0	479,514	605,878	13.5%
Northwest	0	0	0	0	0	0.0%
Potomac	124,399	0	40,607	267,733	432,739	9.7%
Route 15 North	0	0	0	614	614	0.0%
Route 15 South	0	0	0	0	0	0.0%
Route 7 West	21,075	125,905	16,200	165,470	328,650	7.3%
Southwest	0	0	0	1,870	1,870	0.0%
Sterling	213,459	301,056	301,345	121,332	937,192	20.9%
Total	843,831	1,361,026	461,018	1,809,405	4,475,280	100.0%
Percent Distribution	18.9%	30.4%	10.3%	40.4%	100.0%	

Source: Loudoun County Department of Economic Development.

Housing, Population and Employment Forecast

II. Loudoun County, Virginia

The 10-year forecast for housing units, population, households and employment is presented. Employment is projected to experience a 71.1 percent increase between 2002 and 2011. Housing units are projected to increase by about 60 percent while population and households are projected to increase by about 58 percent during the same period.

Table II-26.
Housing Units, Population and Employment Forecast
Loudoun County, Virginia

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Housing Units	73,006	78,507	84,008	89,008	94,008	98,547	103,086	107,625	112,164	116,703
Single Family Detached	39,503	42,210	44,940	47,479	50,045	52,401	54,757	57,122	59,507	61,891
Single-Family Attached	19,246	20,849	22,441	23,879	25,316	26,607	27,898	29,192	30,490	31,789
Multi-Family	14,257	15,448	16,627	17,650	18,648	19,539	20,431	21,311	22,167	23,023
Population	196,430	210,572	224,850	237,892	250,966	262,855	274,744	286,647	298,578	310,510
Households	69,458	74,505	79,613	84,261	88,911	93,134	97,357	101,581	105,807	110,034
Employment	98,896	106,347	113,917	121,609	129,423	137,122	144,944	152,891	160,965	169,169

Source: Loudoun County Department of Economic Development.

Rezoning Activity

II. Loudoun County, Virginia

Fourteen projects totaling 751 acres were rezoned in 2001. The rezoned projects will permit the construction of 1,495 housing units. More than 566,000 square feet of nonresidential space was rezoned.

Table II-27.
Rezoning Applications Approved in 2001
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net New Nonresidential SF
					Previous	New	SFD	SFA	MF	Total	ADU	
Leisure World of Virginia	Ashburn	ZMAP-1999-0011	1/16/2001	5.4	PDOP	PDAAR	0	0	278	278	0	0
Blue Springs View	Dulles	ZMAP-2000-0012	11/19/2001	55.0	CR-1	R-4	125	0	0	125	0	0
Greenway Corporate Park	Ashburn	ZMAP-2000-0006	11/5/2001	32.3	CR-1	PD-OP	0	0	0	0	0	538,732
Bodmer Property	Ashburn	ZMAP-2000-0005	5/5/2001	11.9	CR-1	R-8	0	63	0	63	0	0
Potomac Towers	Rt.15 North	ZMAP-2000-0004	10/15/2001	193.2	A-3	A-10	12	0	0	12	0	0
The Potter Property	Ashburn	ZMAP-2000-0003	5/21/2001	8.2	CR-1	R-8	0	67	0	67	0	0
Trask	Ashburn	ZMAP-1999-0024	3/5/2001	14.0	CR-1	R-4	35	0	0	35	0	0
Poland Road Property	Dulles	ZMAP-1999-0022	7/16/2001	96.4	CR-1	R-4	227	33	0	260	0	0
Costco Wholesale	Sterling	ZCPA-2000-0004	2/20/2001	14.7	PDCCRC	PDCCRC	0	0	0	0	0	27,231
Abbey Center	Sterling	ZCPA-2000-0005	9/17/2001	1.0	PDCCRC	PDCCRC	0	0	0	0	0	495
Cascades Lowes Island Age Restricted Community	Potomac	ZCPA 1999-0009	1/2/2001	20.7	PD-H4	PD-H4	0	66	126	192	0	0
Fairfield Residential at Silo Creek	Ashburn	ZMAP-1999-0021	1/16/2001	22.0	CR-1	R-16	0	0	252	252	18	0
Brown Stanley E.	Northwest	ZMAP-1999-0020	4/2/2002	50.1	A-3	A-10	5	0	0	5	0	0
South Village	Dulles	ZMAP-1999-0016	3/5/2001	78.0	CR-1	PDH-4	18	188	0	206	39	0
Luck Stone Leesburg Plant	Leesburg	ZMAP-1999-0004	6/4/2001	148.2	A-3	MR-HI/PD-GI	0	0	0	0	0	0
Total				751.1			422	417	656	1,495	57	566,458

Source: Loudoun County Department of Planning

ADU - Affordable Dwelling Units, SFD - Single Family Detached, SFA - Single Family Attached, MF - Multifamily

